

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT
for November 10, 2004 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #04071 - Church building Coverage in Residential Districts.

PROPOSAL: Text amendments to :

Zoning, Title 27 LMC;

To strike the following sections: 27.11.030 (a) 4, 27.11.040 (s), 27.13.030 (a) 4, 27.13.040 (s), 27.15.030 (a) 4, 27.15.040 (v), 27.16.030 (a) 4, 27.16.040 (v), 27.17.030 (a) 4, 27.17.040 (t), 27.19.030 (a) 3, 27.19.040 (r), 27.21.030 (a) 3, 27.21.040 (q), 27.23.030 (a) 3, 27.23.040 (p), Special permit 27.63.520 Permitted Special Use: Churches; increased lot coverage of the Lincoln Municipal Code, to strike sections dealing with lot coverage for churches.

CONCLUSION: This proposed amendment removes the condition that the church building shall not cover more than 15 percent of the lot area and the special permit section that allows an increase coverage.

RECOMMENDATION:

Approval

HISTORY: This portion of the zoning regulations for the city of Lincoln have been in place since 1979 with minor changes.

ANALYSIS:

1. The intent to restrict the maximum lot coverage of churches in residential districts was to provide additional open space on the lot for the relatively larger buildings.
2. The current regulations restrict churches in R-1 to R-7 residential zoning districts to a maximum lot coverage of 15 percent. A church can apply for a special permit to increase the lot coverage by 5 percent over a ten year time period. In doing this, the church must demonstrate that there are not available lands that are adjacent for expansion. Finally, an expansion cannot reduce the number of required parking spaces.
3. This proposal to amend the zoning ordinance would remove this maximum lot coverage for churches allowing any church locating in a residential district to build yard line to yard line. However, parking requirements will act as a limitation to building coverage on church lots.

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